

## M24 Ranch Association

### Minutes of the Board of Directors' Meeting

June 1, 2013

The meeting was called to order at 10:00 AM

**Officers Present:** Lance Kever, Sue Haaland, Ron Morrison, John Scadding and Chris Kramer.

**Members Present:** Skip Butler, Pat George, Dean and Lisa Hunt, Jim Johnson, Ron Kramer, Kitos Leyva, Ron Miller, Erik Olofson and Susan Presley, Carol Phelps, Linc and Suzie Russin, Tod Scott, Chuck Slaton, Don Starks

**Guests Present:** Eli Kersh-Oliva (Kersh), Holly Price (Scheufler)

#### **Treasurers Report:**

There has been a refund from PG&E for street lights. PG&E had a rate increase which was not in tariff books as required by the State but were charging a rate increase anyway. Our refund was \$70.00

John Scadding will have a preliminary year-end (June 30, 2013) statement at the July, 2013 meeting. A final year-end report will be ready at the August meeting and the proforma budget for 2013-2014 will be prepared at the September meeting.

#### **Other Comments:**

Ron Morrison asked if missing or damaged culvert markers were going to be replaced. He suggested that maybe in the future they should be replaced with flat ones. Don Starks has some reflectors that can be used on the lake markers. Erik Olofson and Susan Presley have volunteered to be the "culvert marker" people.

Don Starks has received some Roundup donated by Linc and Suzie Russin. Don is using it to spray around the lake on common property and he asked for any volunteers to help. Pat George volunteered to help.

Chris Kramer thanked all of the members who have either done weed eating themselves or have hired someone to do it around the lake including John Scadding and Major Hoggard, Ron Morrison, and Don Starks.

Chris Kramer also asked again about gate cards. Lance Kever and John Scadding have been having problems programming the new ones they received, but they will try again to program them. Pat George would like to see the cards reprogrammed to keep non-members out. Skip recently had a run-in with people at the gate. Members should not be afraid to ask persons they don't know to show their lake pass or ask if they are members. If there are any problems with this when asking, contact Lance or Skip Butler. The question arose again about whether or not members should also have identification on their card. Should members have identification on their cars. Linc Russin wants to see all cards and clickers reprogrammed so that people that have cards without permission would not be able to get in. Sue Blake made a motion to have Lance find out and report back. John Scadding seconded the motion. The motion was passed. Kitos Leyva will develop proforma window identification for members and Chris Kramer offered to help. In the meantime, the membership will be reminded that **yellow** guest tags with the member's name and lot

number on them must be on all guest vehicles. A suggestion was given that the Neighborhood Watch program be given at M24 again. No further action was taken on this idea.

Eli Kersh-Oliva (the graduate student developing a lake management plan for us while doing his thesis has given his schedule of his visits to Chris Kramer. He is currently finishing off the GIS and mapping for his project by determining the depths of the lake. Plant identification is the next part. Holly Price (Scheufler) will be helping him with identification. Eli will map out where the plants are now so we have something to compare in the future.

Ron Kramer asked what is going to be done on the section of road by John and Major's. Lance is in process of talking to Ron Pargett about having it permanently paved with asphalt. Ron Kramer wants a date of completion for the work to be done but Lance said that was not possible at this time.

Linc Russin gave a proposal to the board to improve the dock at Main Beach. In summer the dock is on dry land. He proposes a ramp which would allow the dock to be moved further out. Cost estimate for hardware and lumber is about \$450 (from Senders). Ron Miller has material that he will donate. Linc also has pipe which he will donate. The current walkway has rotted away. Something needs to be done now. Linc submitted plans that could be used. Ron Morrison is concerned about the labor costs. Linc has a couple of people willing to do the work for pay. Lance and Linc will see if they can get someone to volunteer the labor.

**Road Committee Report:** The Road Committee had Robert Fisher look at Whiterock Road up to George Martin's property in one direction and up to Sir William's property in the other direction. (Where the current map indicates the road ends.) The estimate from Mr. Fisher is 6 hrs @ \$125/hr. He also recommends if the work is done now he would have to bring in a water truck @\$100/hr. The total cost would be \$1,350. His road grader is currently in M24 so if the work is done now, we would not have to pay in-and-out fees of \$600. Road budget would cover all but \$350. Mr. Fisher could start in the middle of June. John Scadding moved to have the work done. Chris seconded the motion and the motion was passed by the board.

The committee reports that clearing vegetation along the roads is something that needs to be addressed and should be budgeted into the next year's budget. Thanks to Ron Miller who has already cleared some vegetation along Eagleview.

Pat George asked about his road proposal and where it currently stands. Pat got his own estimate \$5000 from Joe Peligrino. The board asked that the estimate be more detailed. Pat will get that information from Mr. Peligrino. Lance is going to get two more estimates before the next meeting. The board will eventually do some work on a section of road in Pat's proposal but will not make a final decision until the estimates are collected.

The next meeting is scheduled for Saturday, July 6, 2013. The meeting at 1:00 will be preceded by a pot luck at 12:00 noon at the M24 Beach (Main Beach).

The meeting adjourned at 12:20 PM.